

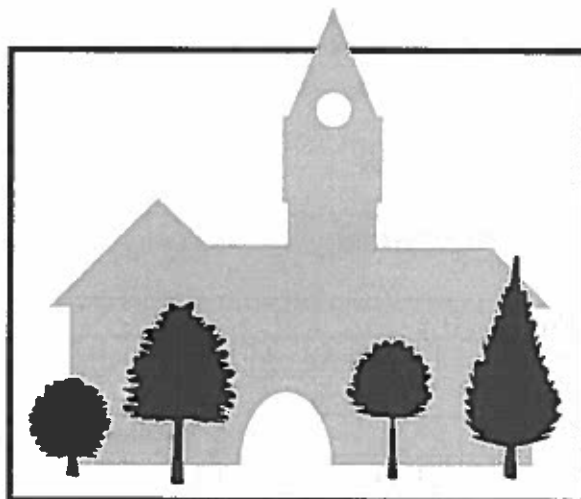
THE CORPORATION OF THE CITY OF ST. THOMAS
COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE

September 22, 2017 8:30 A.M. CITY HALL ROOM 204

1. Confirmation of Minutes : May 26, 2017
2. Disclosure of Interest
3. Project Applications
 - a) 555 Talbot Street, Debbie Hamilton
4. New Business
 - a) Promotion of CIP Project within Phase 2 – Talbot Street Reconstruction
5. Adjournment

APPLICATION FORM

ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF
ST. THOMAS

CITY

AUG 29 2017

MANAGER

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM



FINANCIAL INCENTIVES PROGRAM
ST. THOMAS COMMUNITY IMPROVEMENT PLAN
SECTION 1.0 - GENERAL APPLICATION FORM

1.0 INSTRUCTIONS

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

1.1 APPLICANT AND PROPERTY INFORMATION

1.1.1 REGISTERED PROPERTY OWNER

Name:		2326810 Ontario Inc			
If Corporation, Signing Officer to contact:		Debbie Hamilton			
Mailing Address:		555 Talbot St			
City:	St Thomas	Province:	ON	Postal Code:	N5P 1C5
Telephone:	519 633 3600	Facsimile:	519 633 5347	Email:	debbie-hamilton@cooperators.c

1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

1.1.3 SUBJECT PROPERTY

Civic Address:	555 Talbot St St Thomas ON N5P 1C5
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Legal Description (Lot and Plan No., Assessment Roll No.):	

Brief Description of Current Use:
Main floor is commercial space rented to an insurance business and second floor has three residential apartment units.

FINANCIAL INCENTIVE PROGRAMS

SUBJECT PROPERTY CONTINUED (1.1.3)

Are property taxes for the subject property in arrears? Yes No

Are there any outstanding orders registered against the subject property? Yes No

Are there any outstanding violations under the Fire Code? Yes No

Have grants previously been received from the City for subject property? Yes No

Please describe including total amounts of grants:

[Empty box for grant description]

Estimated Current Market Value of Property: \$ 210,000

Please indicate source of estimate: appraisal done by bank

1.2 AUTHORIZATION

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize _____ as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at St Thomas ON this 24th day of August 2017

Signature of Owner/s [Handwritten Signature]

Signature of Witness _____

(Print Name), _____ a duly authorized Commissioner of Oaths

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at St Thomas ON this 24 day of August ~~January~~ 2017

Signature of Owner/s _____

Signature of Witness _____

(Print Name), _____ a duly authorized Commissioner of Oaths

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

Fill out the following sections with regard to the programs you are applying for.

1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)

[Empty rectangular box for project description]

If additional space is required, please attach the additional information on a separate sheet.

1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) Note: improvements must follow urban design guidelines as established by the Urban Design Study.

Please see attached design drawing and estimate.

Phase one includes work on main level

Phase two includes work on upper level windows.

If additional space is required, please attach the additional information on a separate sheet.

1.7 GENERAL APPLICATION QUESTIONS

- 1. Is your property a designated heritage building? Yes No
- 2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes No
- 3. What is the current status of the building?
 - Vacant
 - Occupied
 - Underutilized

If other, please explain:

- 4. Are you converting and/or rehabilitating this space? Yes No
 - If yes: a) are you creating new residential units? Yes No
 - b) are you rehabilitating vacant residential units? Yes No
 - c) are you bringing occupied residential units up to code? Yes No
- 5. Are you intensifying and/or redeveloping this space? Yes No
 - If yes a) are you creating new residential units through the addition of new building space? Yes No
 - b) are you demolishing existing building(s) to create a new building with new residential units? Yes No

How many residential units are being added?

- 6. Are you adding commercial space? Yes No
 - If yes, please provide the square footage

- 7. Please specify the financial incentives you are interested in if applying for the following programs:
 - a) Residential Conversion, Rehabilitation and Intensification Program
 - Grant Loan Both
 - b) Façade Improvement Program
 - Grant Loan Both

FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

Front Façade

Side Façade

Rear Façade

9. Is your property located in one of the CIP Areas? Yes No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project: \$

11. Estimated Total Construction Cost for Façade Improvement: \$

12. Estimated Total Design and Other Professional Costs: \$

(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed? Yes No



Jay Okkerse
CONTRACTING

LTD.

QUOTE

45 Yarmouth Rd
St. Thomas, ON
N5P 3Z8
Phone 519 637-1536
Fax 519 637-3627
www.jocontracting.ca

CONTRACT #5222
DATE: AUGUST 18, 2017

CLIENT Cooperators
555 Talbot St
St. Thomas, ON
519-633-3600
Attn: Debbie Hamilton



RENOVATE 22' WIDE EXTERIOR STORE FRONT

PHASE #1

Demolition:

- Obtain a permit to shut down sidewalk
- Set up scaffolding
- Remove & dispose of:
 - Upper siding, approximately 2' 8" x 22' plus upper and lower flashing
 - Two front doors
 - One front show room window
 - Ceramic wall tile approximately, 140 SF
- Supply & install one store front window
 - 8' x 6"
 - Renovate opening to proposed size
 - Brick mould
 - Mullians
 - Fixed top, venting bottom
 - Low E and argon gas
 - Paint grade interior trim
- White in and out
- Supply & install office front door
 - 6' 8" x 8' 6"
 - Door frame and side light and transom
 - Passage knob
 - Dead bolt
 - Budget of \$3500.00 included for door selection
- Supply & install new apartment front door:
 - 3' 2" x 8' 6"
 - Door, frame and transom
 - Passage knob
 - Dead bolt
 - Frame
 - Budget of \$3500.00 included for door selection

Finishes:

- Supply & install 3' high thin brick, mesh base and sills approximately 69 SF on wall
- Supply & install ceramic tile approximately 210 SF on wall and ceiling
- Supply & install specified siding from proposed brick sill to the underside of the proposed upper windows, 2' 8" H x 22' W area with a budget of \$5.00/SF on materials
- Supply & install all necessary flashings
- Install four goose neck lights – *supplied by Owner*
- Install new sign, *supplied by Owner*

QUOTE: \$32,928.95 plus HST

PHASE #2

Doors & Windows

- Remove & dispose of three upper windows
- Supply & install three upper windows:
 - 4' x 6'
 - 4' x 6'
 - 6' x 7'
 - Mirrored glass top
 - ½ round tops
 - Brick mould
 - Mullians
 - Fixed top, single-hung bottom
 - Low E and argon gas
 - Paint grade interior trim
 - White in and out

QUOTE: \$17,202.81 plus HST

~Jay Okkerse Contracting is fully insured – WSIB & Liability~

TERMS UPON ACCEPTANCE OF QUOTE:

- This estimate is for completing the job as directed above and in the most efficient manner possible. Work completed after hours or work completed in phases are subject to additional charges unless specified on quote.
- This quote is based on our evaluation and does not include material price increases or additional labour and materials that may be required should unforeseen problems or adverse weather conditions arise after the work has started.
- Any additional work requested and completed beyond the scope of this quote will be charged at an hourly rate, plus material costs unless otherwise specified.
- Payment due upon completion of project.

PROPOSED BY:

ACCEPTED BY:



555 Talbot St
St. Thomas ON N5P 1C5
Bus: (519) 633-3600